

Prepared by and return to:
Hugh H. Armistead
P.O. Box 609
Olive Branch, MS 38654
601-895-4844

CHARLES C. KERR, ET AL
GRANTORS
TO

LOUIE H. NICHOLS, ET AL
GRANTEES

BOOK 278 PAGE 775
STATE MS. - DE SOTO CO.
FILED

Nov 29 4 25 PM '94 *MT*

BK 278 PG 775
W.E. DAVIS CH. CLK.
by S. Cleveland

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars(\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CHARLES C. KERR, SHIRLEY WINDERS, DERWARD WINDERS, DEBORAH WINDERS HARWOOD AND MILDRED CLEVELAND, do hereby sell, convey and warrant unto LOUIE H. NICHOLS and WILLIAM ARTHUR NICHOLS, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Part of Lot 18, Block 14, Section 34, Township 1 South, Range 6 West, being more particularly described as Beginning at the Southwest corner of the Northcentral Electric Power Association lot as shown by deed of record in Deed Book 72, Page 383, Land Deed Records, DeSoto County, Mississippi, thence from point of beginning North 89 degrees 5 minutes 30 seconds East along the South line of the Northcentral Electric Power Association lot 190 feet to a point; thence due South 90 feet to a point in a ditch which runs East and West; thence along the center of said ditch West 190 feet to a point in the right of way of Highway 305; thence North with Highway 305, 50 feet to the point of beginning.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

By way of explanation, Charles C. Kerr, Shirley Winders, Derward Winders and Deborah Winders Harwood Winders are the sole surviving legal heirs of Hiram Walter Winders, Deceased, whose estate is probated in DeSoto Chancery Court Cause No. 93-11-1515. Mildred Cleveland, the mother of Derward Winders and Deborah Harwood Winders, and the surviving spouse of Quinton Winders, predeceased brother of Hiram Walter Winders, joins in this conveyance.

Taxes for the year 1994 are to be paid by the Grantees and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 28th day of November, 1994.

Charles C. Kerr
CHARLES C. KERR

Shirley Winders
SHIRLEY WINDERS

Derward Winders
DERWARD WINDERS

Deborah W. Harwood
DEBORAH WINDERS HARWOOD

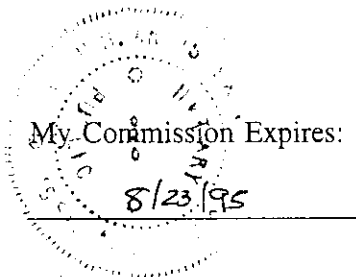
Mildred Cleveland
MILDRED CLEVELAND

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and county aforesaid, CHARLES C. KERR, who acknowledged that he executed the foregoing Warranty Deed on the day and year therein mentioned as his voluntary act and deed, and for the purpose expressed therein.

GIVEN UNDER MY HAND and official seal of office, this the 28th day of November, 1994.

[Signature]
NOTARY PUBLIC

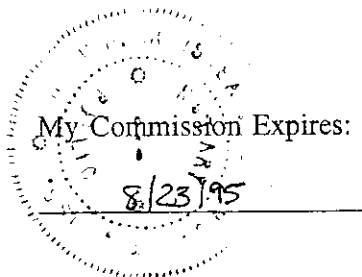


STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and county aforesaid, SHIRLEY WINDERS, who acknowledged that she executed the foregoing Warranty Deed on the day and year therein mentioned as her voluntary act and deed, and for the purpose expressed therein.

GIVEN UNDER MY HAND and official seal of office, this the 28th day of November, 1994.

[Signature]
NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and County aforesaid, DERWARD WINDERS, DEBORAH WINDERS HARWOOD and MILDRED CLEVELAND, who acknowledged that they executed the foregoing Warranty Deed on the day and year therein mentioned as their voluntary act and deed, and for the purpose expressed therein.

GIVEN UNDER MY HAND and official seal of office, this the 28th day of November, 1994.



NOTARY PUBLIC

My Commission Expires:

8/23/95

Grantor's Address: 3916 Pleasant Hill Road, Olive Branch, MS 38654
Home(601) 895-8981; Work(601) 324-5553

Grantees' Address: 11041 Old Highway 78, Olive Branch, MS 38654
Home(601) 895-6070; Work(601) 895-5623